

to reflect TAYplan's approved strategy and remains effective. At the Main Issues Report stage there was an opportunity for alternative sites to be submitted to TAYplan. No other sites were submitted within the Cupar and North West Fife Housing Market Area. The alternative sites that were submitted within the St. Andrews and East Fife and Greater Dundee Housing Market Areas were not considered to be a strategic scale or location to deliver the required level of development.

TAYplan considers that Policy 3 has sufficient flexibility in its wording to welcome and encourage investment to grow a stronger economy with more jobs, improved opportunities and fewer disparities. The policy also requires Local Development Plans to identify and continue to support sustainable economic growth.

TAYplan acknowledges that if evidence is to come forward of Strategic Development Areas not progressing, this will need to be considered in more detail and attention given to other potential locations for development. However, at present, this is not the case. Therefore TAYplan does not consider any change to be necessary.

Claudine Scott (907629) PLAN2015_225

TAYplan considers that the Town Centres First policy remains particularly relevant to Cupar. Fife Council will seek to retain town centre trading by imposing strict controls on the type and class of out of town trading in addition to continuing ongoing dialogue with existing town centre retailers, local business and related enterprise. The additional development and subsequent population rise should boost town centre trading and the local economy overall. Therefore TAYplan does not consider any change to be necessary.

Mrs Jennifer Hughes (844415) PLAN2015_315

Employment provision remains a priority for TAYplan and Fife Council and is an integral part of TAYplan's Proposed Plan and FIFEplan. Fife Council seeks to stimulate economic growth by accommodating an increase in the area's population in Cupar and meeting housing needs. Efforts will be made to promote local employment through the development of a new business and office park (proposed location in east of the Strategic Development Area, accessed from the A91) and to reduce the reliance on private car by improving local & regional accessibility. Where possible local employment agreements will also be used to boost and retain local skills. Therefore TAYplan does not consider any change to be necessary.

Mr Ceri Williams (841675) PLAN2015_244,

In 2009 when TAYplan was preparing the 1st Strategic Development Plan there were 3 operational Structure Plans in the area. Each included strategic scale sites. The larger, more significant scaled development areas were then named as Strategic Development Areas within the Approved TAYplan (2012) (Doc16).

There have been 10 separate and distinct stages of Fife Council engagement, consultation and involvement on Cupar North since 2005 in addition to separate and simultaneous progression of FIFEplan (Doc79) and TAYplan's Strategic Development Plan. Further details are in the context at the beginning of the summary of responses.

TAYplan examined house sales across the Housing Market Area through the HNDA (Doc97). TAYplan does not consider that lower house sales post the 'boom years' will mean that this trend will continue in the future. In reviewing figures published by Register of Scotland (ROS) from 1993-2012 there were 4,047 (202 per year) and from 2000-2008 there were 2,339 (292 per year) for all sales based on datazones that cover Cupar. Post 'boom period' 2009-2012 there were 567 (141 per year) for all sales. This represents the entire market. The respondent appears to have taken 33 homes per year and divided $1400 / 33 = 42$ years. However Fife Council's most

recent Housing Land Audit (2014) (Doc41) shows that Cupar North is expected to be built or largely built within the period up to 2036. Therefore TAYplan does not consider any change to be necessary.

Dr Melanie Chocholek (846133) PLAN2015_296,

Policy 1 is designed to prevent sprawl by focusing the majority of development within Strategic Development Areas. Properly designed settlement extensions are the best way to accommodate the levels of growth anticipated for example, the required 110 homes per year in the Cupar North West Fife Housing Market Area. Most of this development will need to be in Cupar and Newburgh.

Employment provision remains a priority for TAYplan and Fife Council and is an integral part of TAYplan's Proposed Plan and FIFEplan (Doc79). Fife Council seeks to stimulate economic growth by accommodating an increase in the area's population in Cupar and meeting housing needs. Efforts will be made to promote local employment through the provision of employment land within the Strategic Development Area, including the development of a new business and office park (proposed location in east of the Strategic Development Area, accessed from the A91) and to reduce the reliance on private car by improving local & regional accessibility. Where possible local employment agreements will also be used to boost and retain local skills.

The protection of known wildlife habitats is the responsibility of the developers and Fife Council in formulating and assessing planning applications. Open space and green network corridors will be integral to the Strategic Development Area, consistent with the Proposed Plan Policy 8 (Doc80) and Fife Council's 'Making Fife's Places' (2015) guidance (011/Extract/4).

Details of new roads are being considered by Fife Council through the Masterplanning of the site. Therefore TAYplan does not consider any change to be necessary.

Anne Fitzpatrick (908030) PLAN2015_17,

TAYplan is committed to Cupar North Strategic Development Area. Cupar North is an established strategic allocation having been contained within strategic planning documents since 2005. The Strategic Development Area of Cupar North was an allocated site in the approved Fife Structure Plan 2009 (Doc44). The Strategic Development Area was also allocated in the Finalised St. Andrews and East Fife Local Plan 2009 (Doc6) and since the Proposed FIFEplan 2015 (Doc79).

The figure of 1,400 homes was seen as an appropriate level of development whilst helping fund the new Relief Road. This figure has not changed, providing certainty and confidence to the local community that no more than 1,400 homes will be developed over the next 20 years.

Where possible, when identifying locations for new housing and other uses, re-use of previously developed land before development on greenfield sites is encouraged, in line with Scottish Planning Policy (2014) (Doc84). However, in this instance it is necessary to include greenfield development sites to provide capacity for the number of new homes required. Furthermore, the provision of a mix of brownfield and greenfield sites is required to provide sufficient choice for the market to deliver the developments an area needs.

Whilst planning cannot deal with landlord accreditation and landlord agreements, Fife Council planners work closely with the Council's Housing Department to consider the most appropriate housing solutions for a particular place. Therefore TAYplan does not consider any change to be necessary.

Professor George Evans (846525) PLAN2015_445

There have been 10 separate and distinct stages of Fife Council engagement, consultation and involvement on Cupar North since 2005 in addition to separate and simultaneous progression of FIFEplan (Doc79) and TAYplan's Strategic Development Plan. Further details are in the context at the beginning of the summary of responses.

The Strategic Development Plan (Doc80) and Local Development Plan (Doc79) encourage a mix of housing types as set out in Policy 4 Part C of TAYplan's Proposed Plan (Doc80). TAYplan agree that town centre locations are ideal locations for development. However, in Cupar, there is insufficient vacant land within the town centre to deliver the volume of new homes required for the area. For this reason, and after significant analysis the site at Cupar North is considered to be the most suitable, sustainable and long term location for development.

TAYplan agree that careful consideration requires to be given to the nature of the relief road to ensure that this is integrated as part of the overall place. TAYplan also acknowledge the importance of tourism throughout the TAYplan area. TAYplan do not consider the Cupar North development to detract from this. Instead, TAYplan consider that the greater pull of people will have a positive effect for Cupar and the surrounding area. Therefore TAYplan does not consider any change to be necessary.

CUPAR NORTH

A) Infrastructure

Mr Douglas Provan (538763) PLAN2015_170, Mr Ceri Williams (841675) PLAN2015_159, Mr Roderick Gauld (846335) PLAN2015_161, Mr Anthony Michael Davies (846494) PLAN2015_172, R J Smith (846555) PLAN2015_165, Mrs Elspeth Jane Smith (846556) PLAN2015_166, Sue Williams (908249) PLAN2015_160, Helen Gauld (908252) PLAN2015_162, Lynne White (908262) PLAN2015_163, Neil White (908268) PLAN2015_164, Mary Herd (908276) PLAN2015_167, Mark Herd (908281) PLAN2015_168, Carole Provan (908283) PLAN2015_169, Irene Lodge (908297) PLAN2015_171, Ian Copland (908298) PLAN2015_173, Karin Donaldson (908299) PLAN2015_174, Brian Henry Carr (908300) PLAN2015_177, Nicola Marie Carr (908301) PLAN2015_178, Rev Dr Ken Jeffrey (908539) PLAN2015_180, Peter Cura (908558) PLAN2015_175, Muriel Dymock (908560) PLAN2015_176, Stephen Benwell (908562) PLAN2015_179, Hugh Toner (908597) PLAN2015_210, Lesley Toner (908598) PLAN2015_204, Janice Martin (910090) PLAN2015_303

Council Services such as Transportation and Education, along with external partners and organisations such as NHS Fife, Scottish Environment Protection Agency and Scottish Water, have been consulted throughout the Development Planning process. Where potential deficiencies in infrastructure have been identified, in some cases enhanced or upgraded provision has already been planned for through Local Development Plan allocations. In other cases there will be "on-demand" provision or upgrades to existing provision. Detailed matters, such as the specifications of road access, flood risk assessment and drainage arrangements for example, are dealt with at planning application stage and also part of masterplanning.

Primary healthcare facilities include GP surgeries and are managed locally by NHS Fife. In this respect NHS Fife are involved in the preparation of the Development Plan including to date, proposals for strategic growth in Cupar. NHS Fife confirm that investing in current healthcare facilities and investing in new buildings to enable and facilitate the new models of care and service delivery are central priorities within the NHS Fife Property Asset Management Strategy (P.A.M.S) prepared annually. Adamson Hospital will cope in the short to medium term and any long term

requirements will be discussed as the details of the Cupar North proposal progress (P.A.M.S. 2013) (Doc66). Land is to be safeguarded in this respect within Cupar North to ensure that if an additional primary healthcare facility is required it can be accommodated and built in conjunction with future development.

It is anticipated that an extension to Bell Baxter Secondary School will be required and that planning obligations will accordingly be sought from forthcoming development to assist in funding this (Doc75). Legal agreements and planning conditions will enforce this requirement. Fife Council's Head of Education also envisages a significant contribution (approx £1,300 per house) towards an improved secondary school in Cupar. Therefore TAYplan does not consider any change to be necessary.

B) Town Centres First

Mr Ceri Williams (841675) PLAN2015_24, Mr Douglas Provan (538763) PLAN2015_102, Mr Roderick Gauld (846335) PLAN2015_87, Mr Anthony Michael Davies (846494) PLAN2015_104, R J Smith (846555) PLAN2015_93, Mrs Elspeth Jane Smith (846556) PLAN2015_95, Sue Williams (908249) PLAN2015_86, Helen Gauld (908252) PLAN2015_88, Lynne White (908262) PLAN2015_90, Neil White (908268) PLAN2015_92, Mary Herd (908276) PLAN2015_97, Mark Herd (908281) PLAN2015_99, Carole Provan (908283) PLAN2015_101, Irene Lodge (908297) PLAN2015_103, Ian Copland (908298) PLAN2015_105, Karin Donaldson (908299) PLAN2015_106, Brian Henry Carr (908300) PLAN2015_107, Nicola Marie Carr (908301) PLAN2015_108, Rev Dr Ken Jeffrey (908539) PLAN2015_217, Hugh Toner (908597) PLAN2015_216, Lesley Toner (908598) PLAN2015_201

TAYplan considers that the Town Centres First policy remains particularly relevant to Cupar. Fife Council will seek to retain town centre trading by imposing strict controls on the type and class of out of town trading in addition to continuing ongoing dialogue with existing town centre retailers, local business and related enterprise. The additional development and subsequent population rise should boost town centre trading and the local economy overall.

A primary purpose of Cupar North Strategic Development Area link road is to remove unnecessary through trips from the town centre allowing streetscape and environmental improvements to occur. Such improvements should contribute to increasing footfall in the town centre, helping in turn to boost trade and encourage investment of town centre units. Retail uses, beyond bulky goods provision are specifically excluded from the Strategic Development Area for the purpose of protecting the town centre. Cupar has also recently been successful in getting Conservation Area Regeneration Scheme (CARS) funding (Doc28). Grants can support sensitive repairs to historic buildings using traditional materials and skills, as well as the reinstatement of appropriate architectural details such as improvements to historic shop fronts. Therefore TAYplan does not consider any change to be necessary.

Also see Schedule 4 Summary of Unresolved Issues for Issue 022 Policy 5: Town Centres First – Whole Policy.

C) Access to Jobs

Mr Douglas Provan (538763) PLAN2015_52, Mary Herd (908276) PLAN2015_49, Irene Lodge (908297) PLAN2015_53, Mark Herd (908281) PLAN2015_50, Carole Provan (908283) PLAN2015_51, Ian Copland (908298) PLAN2015_54, Hugh Toner (908597) PLAN2015_212, Lesley Toner (908598) PLAN2015_207, Janice Martin (910090) PLAN2015_302

Employment provision remains a priority for TAYplan and Fife Council and is an integral part of TAYplan's Proposed Plan (Doc80) and Proposed FIFEplan (Doc79).

Fife Council seeks to stimulate economic growth by accommodating an increase in the area's population in Cupar and meeting housing needs. Efforts will be made to promote local employment through the development of a new business and office park (proposed location in east of the Strategic Development Area, accessed from the A91) and to reduce the reliance on private car by improving local & regional accessibility. Where possible local employment agreements will also be used to boost and retain local skills. Proposed FIFEplan (Doc79) is supported by an Employment Land Strategy (Doc34) which aims to ensure the provision of land and infrastructure to attract jobs and inward investment. Where possible Local Employment agreements will also be used to boost and retain local skills.

New employment land allocations in the Local Development Plan are intended to support the local economy. As well as attracting new employers to the area, the creation of new enterprises and stimulating investment by developers of business premises also provides for the expansion or relocation of existing businesses. Therefore TAYplan does not consider any change to be necessary.

D) Access to Supermarkets

Mr Douglas Provan (538763) PLAN2015_58, Mary Herd (908276) PLAN2015_55, Mark Herd (908281) PLAN2015_56, Carole Provan (908283) PLAN2015_57, Ian Copland (908298) PLAN2015_59, Hugh Toner (908597) PLAN2015_211, Lesley Toner (908598) PLAN2015_208

Strategic growth such as that proposed within Cupar North will necessitate the provision of convenience retail within the development area, located and appropriately arranged through masterplanning. In this respect unnecessary trips particularly by car should be discouraged reducing the reliance on cross town movement and in turn traffic congestion. All transport impacts from strategic growth will be identified and appraised through completion by the developers (for Fife Council approval) of a detailed Transport Assessment. This will consider the capacity of the existing road network and identify the most suitable points for the relief road junctions as well as public transport points. The Transport Assessment will be a central part of forthcoming masterplanning and will also in due course inform and support the submission of planning applications to Fife Council by development interests. Therefore TAYplan does not consider any change to be necessary.

E) Access to Services and Facilities

Mr Ceri Williams (841675) PLAN2015_73, Mr Roderick Gauld (846335) PLAN2015_75, Gwen Willison Davies (846492) PLAN2015_85, Mr Anthony Michael Davies (846494) PLAN2015_81, R J Smith (846555) PLAN2015_79, Mrs Elspeth Jane Smith (846556) PLAN2015_80, Sue Williams (908249) PLAN2015_74, Helen Gauld (908252) PLAN2015_76, Lynne White (908262) PLAN2015_77, Neil White (908268) PLAN2015_78, Karin Donaldson (908299) PLAN2015_82, Brian Henry Carr (908300) PLAN2015_83, Nicola Marie Carr (908301) PLAN2015_84, Rev Dr Ken Jeffrey (908539) PLAN2015_219, Janice Martin (910090) PLAN2015_305

In terms of community infrastructure Fife Council planning officials have had dialogue with Education Services, NHS Fife and Scottish Water to ensure that appropriate community provision is made to support the proposed population growth. Developer contributions will be required to ensure community and social networks or facilities are improved. Public transport/ active travel networks will be developed as part of Cupar Strategic Development Area making the accessibility to public services accessible without a car. Policy 8 (Green Networks) (Doc80) of TAYplan's Proposed Plan, reinforced by Fife Council's green infrastructure supplementary guidance, requires new Strategic Development Areas to provide new, networked green spaces and integrate these with those existing green networks. This will be required as part of Cupar Strategic Development Area. Therefore TAYplan does not consider any

change to be necessary.

F) Appropriate Scale of Development

Mr Douglas Provan (538763) PLAN2015_42, Mr Ceri Williams (841675) PLAN2015_25, Mr Roderick Gauld (846335) PLAN2015_27, Mr Anthony Michael Davies (846494) PLAN2015_44, R J Smith (846555) PLAN2015_34, Mrs Elspeth Jane Smith (846556) PLAN2015_36, Sue Williams (908249) PLAN2015_26, Helen Gauld (908252) PLAN2015_29, Lynne White (908262) PLAN2015_30, Neil White (908268) PLAN2015_31, Mary Herd (908276) PLAN2015_37, Mark Herd (908281) PLAN2015_40, Carole Provan (908283) PLAN2015_41, Irene Lodge (908297) PLAN2015_43, Ian Copland (908298) PLAN2015_45, Karin Donaldson (908299) PLAN2015_46, Brian Henry Carr (908300) PLAN2015_47, Nicola Marie Carr (908301) PLAN2015_48, Rev Dr Ken Jeffrey (908539) PLAN2015_218, Hugh Toner (908597) PLAN2015_215, Lesley Toner (908598) PLAN2015_202

TAYplan's Proposed Plan has responded to the need for population growth across Fife and housing need and demand. TAYplan's Proposed Plan does not significantly increase the population numbers or housing proposals for North Fife from that set out in the Approved TAYplan SDP (2012) (Doc16) or the adopted Local Plan (2012) (Doc6) recognising that Strategic Development Areas (Strategic Development Areas) by nature of their large size and infrastructure requirements have always been expected to develop slowly. Cupar North has been subject to Committee reporting since 2005 including technical consultancy commissions for Fife Council on options for growth, physical or environmental considerations, traffic appraisals and landscape or topography assessment. The project will contribute to removing unnecessary through traffic and enhance the town's role as the service centre within North Fife. These objectives and the requirement to maintain a 5-year supply of effective housing land are key rationale for the allocation.

SDAs are, by their nature, large and intended to stimulate the Dundee and Perth City Region over the long term, creating homes, jobs and infrastructure. The Strategic Development Area for Cupar will develop over a timescale agreed by Fife Council and in a manner that does not detrimentally affect existing services or residential amenity. The rate of growth will be monitored through TAYplan's Action Programme. The Strategic Development Area aims to revitalise Cupar as a primary service centre for North Fife, not to over dominate the town. Therefore TAYplan does not consider any change to be necessary.

G) Landscape Setting

Mr Douglas Provan (538763) PLAN2015_120, Mr Ceri Williams (841675) PLAN2015_109, Mr Roderick Gauld (846335) PLAN2015_111, Sue Williams (908249) PLAN2015_110, Helen Gauld (908252) PLAN2015_112, Lynne White (908262) PLAN2015_113, Mr Anthony Michael Davies (846494) PLAN2015_122, R J Smith (846555) PLAN2015_115, Mrs Elspeth Jane Smith (846556) PLAN2015_116, Neil White (908268) PLAN2015_114, Mary Herd (908276) PLAN2015_117, Mark Herd (908281) PLAN2015_118, Carole Provan (908283) PLAN2015_119, Irene Lodge (908297) PLAN2015_121, Ian Copland (908298) PLAN2015_123, Karin Donaldson (908299) PLAN2015_124, Brian Henry Carr (908300) PLAN2015_125, Nicola Marie Carr (908301) PLAN2015_126, Rev Dr Ken Jeffrey (908539) PLAN2015_220, Hugh Toner (908597) PLAN2015_213, Lesley Toner (908598) PLAN2015_206, Janice Martin (910090) PLAN2015_301

Originally signed in October 2000 European Landscape Convention (Doc37) came into force in the UK in March 2007. The convention's intention, as noted in its preamble, is to 'achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment'. As such it recognises that 'the landscape has an important public interest role in the cultural, ecological, environmental and social fields, and

constitutes a resource favourable to economic activity and whose protection, management and planning can contribute to job creation’.

The convention goes on to describe the roles of European Governments in establishing and implementing landscape policies aimed at ‘landscape protection, management and planning’. In achieving this Scottish Government already has in place legislation/policy for National Parks, National Scenic Areas and other designations which protect important landscapes. Scottish Planning Policy (2014) (Doc84) also clearly sets out a national policy framework for all types of land use with regard to landscape and other designations. It is not for the Proposed Strategic Development Plan to repeat these.

The Scottish Government’s view, according to its website (011/Extract6), is that it is satisfied that existing legislation and administrative systems for land use planning and environmental management provide appropriate means for meeting the obligations and objectives set out in the European Landscape Convention (Doc37). However the Convention (Doc37) provides an important opportunity to take stock of current landscape practice and effort, and identify where this needs to be improved.

The Proposed Plan (2015) (Doc80) sets out a decision making framework which reflects the spirit and intentions of the European Landscape Convention (Doc37). Policy 2 (Doc80) covers all land uses and defines where proponents of development must demonstrate solutions. In particular Policy 2A takes a ‘place led’ focus. This essentially requires proponents of development to demonstrate that the location, design and layout of their proposals have properly considered how the area functions and put in place appropriate measures to support and enhance these. Proposed Plan (2015) (Doc80) Policy 9 also supports the spirit of the European Landscape Convention (Doc37). It takes a holistic approach to natural and historic assets recognising the individual and cumulative value of each. Although the whole policy is applicable Policy 9C specifically mentions landscapes and townscapes (amongst other features). This asset management approach complements Proposed Plan (2015) Policy 2 (Doc80) and constitutes a broad approach to a range of important assets including landscapes but also other matters which may influence landscapes. Map 9B also defines specific landscapes of strategic importance for the TAYplan area. Both policies are a continuation of those already set out in the approved TAYplan (2012) Policies 2 and 3 respectively (Doc16), albeit differently presented.

The Proposed Plan (2015) also includes a new policy - Policy 8 (Doc80) – which covers green networks. This utilises the development of Strategic Development Areas, such as Cupar North, as a mechanism to protect and enhance green networks. It also takes a broader approach to the protection and enhancement of green networks.

The Strategic Development Areas in Proposed Plan (2015) Policy 3 (Doc80) are a continuation of those identified in the approved TAYplan (2012) Policy 4. TAYplan is satisfied that their continued identification is consistent with the principles of the sustainable development and the broader intentions of the European Landscape Convention (Doc37). The Proposed Plan (2015) (Doc 80) should be read as a whole. The wider decision making framework in Policies 2, 8 and 9 (Doc 80), described above, collectively provide the context for master planning and other more detailed work as well as for making land allocations and determining planning applications.

At the Local Development Plan tier Fife’s Proposed Local Development Plan (Doc79) also contains planning policies against which all planning applications will be assessed to ensure compliance with latest and emerging best practice in design. Landscape setting was also considered in allocating the Cupar North Strategic Development Area in the first instance, through the Fife Structure Plan (Doc44). Fife

Council has also published a consultation document titled Making Places (2015) (011/Extract/4) which consolidates the previous Fife Urban Design Guide (2007) (Doc45) and Fife Masterplan Handbook (2007) (Doc43) to provide a single reference point for new development. This provides detail on expected design and environmental principles, density, landscaping and layout in addition to clear phasing and implementation plans which are expected and necessary to manage proposed growth.

TAYplan's Environmental Report (Doc35) and the Proposed FIFEplan's Environmental Report (Doc47) assessed the potential significant environmental impact of implementing the policies and proposals contained within the Plans across a number of themes - this includes landscape. The Proposed Plan (2015) (Doc80) has therefore been assessed for the extent to which its policies protect valued landscape areas and more local features of value and how its proposals may change areas of relatively high landscape value. Proposed FIFEplan (Doc79) also sets out that advanced planting of tree belts and structure landscaping is anticipated and will ensure that the environmental setting of the town is protected and that new housing is sited within the mature and established surroundings. The development framework for Cupar North is included within the Proposed FIFEplan (Doc79) on page 58.

TAYplan considers that the Proposed Plan (2015) fits well into the harmonious relationship between social needs, economic activity and the environment relates to the principles of sustainable development described by the European Landscape Convention (Doc37) as well as the delivery of sustainable development set out in the Planning etc. (Scotland) Act 2006 (Doc74). This has been at the heart of the vision and strategy in the approved TAYplan (2012) (Doc16) and continues in the Proposed Plan (Doc80). Therefore TAYplan does not consider any change to be necessary.

H) Relief Road

Mr Ceri Williams (841675) PLAN2015_89, Mr Roderick Gauld (846335) PLAN2015_94, Sue Williams (908249) PLAN2015_91, Helen Gauld (908252) PLAN2015_96, Lynne White (908262) PLAN2015_98, Neil White (908268) PLAN2015_100, Mr Douglas Provan (538763) PLAN2015_131, Mr Anthony Michael Davies (846494) PLAN2015_134, R J Smith (846555) PLAN2015_128, Mrs Elspeth Jane Smith (846556) PLAN2015_127, Mary Herd (908276) PLAN2015_130, Mark Herd (908281) PLAN2015_129, Carole Provan (908283) PLAN2015_132, Irene Lodge (908297) PLAN2015_133, Ian Copland (908298) PLAN2015_136, Karin Donaldson (908299) PLAN2015_135, Brian Henry Carr (908300) PLAN2015_138, Nicola Marie Carr (908301) PLAN2015_137, Mr Barr (908403) PLAN2015_139, Mrs Norma Barr (908404) PLAN2015_140, Rev Dr Ken Jeffrey (908539) PLAN2015_223, Hugh Toner (908597) PLAN2015_209, Lesley Toner (908598) PLAN2015_203, Janice Martin (910090) PLAN2015_300

The relief road proposed as part of Cupar North is important for the future of the town. TAYplan's Proposed Plan is a 20 year plan and with this in mind it is critical to think about the impact of the development in 20 years' time. Ensuring the Cupar relief road is part of the overall development will result in the road being part of a whole place approach to the development. In doing this the road can become part of the place instead of an add-on at a later date which is unsympathetic to the existing place.

Fife Council has considered financial and cost appraisals in both the early stages of the project (2005/7) and in preparing recently published Planning Obligations Guidance (March 2015) (Doc75). Although the requirement to deliver a relief road is likely to mean reduced rates of return for landowners, the development can be commercially viable and realised at no net cost to the public purse. Recently (2013) developers have also shared confidential appraisals with Fife Council and confirmed

that landowner contractual agreements are in place obliging the project to proceed in an equitable manner to an agreed timetable. It is also clear that the involvement of a major national housebuilder indicates that the Strategic Development Area is an attractive proposition, one that can be sustained and successful. Preliminary studies have been carried out to ensure that a relief road is technically feasible and to provide the estimated cost. All transport impacts from strategic growth will be identified and appraised through completion by the developers (for Fife Council approval) of a detailed Transport Assessment. This will consider the capacity of the existing road network and identify the most suitable points for the relief road junctions as well as public transport points. The Transport Assessment will be a central part of forthcoming masterplanning and will also in due course inform and support the submission of planning applications to Fife Council by development interests.

TAYplan acknowledges that the recent road improvements carried out in Cupar have improved traffic flow through the town, particularly at the St. Catherine Street /Station Road junction. This means that it is no longer necessary for the relief road to be operational prior to any development starting within the Strategic Development Area. However as construction takes place within the Strategic Development Area the spare traffic capacity within the town centre, created by the recent works, will reduce. As such the provision of relief road timeously by developers remains an effective long term solution achieving growth and benefits for the town. Therefore TAYplan does not consider any change to be necessary.

I) Housing Need and Demand

Mr Ceri Williams (841675) PLAN2015_60, Mr Roderick Gauld (846335) PLAN2015_62, Mr Anthony Michael Davies (846494) PLAN2015_66, Sue Williams (908249) PLAN2015_61, Helen Gauld (908252) PLAN2015_63, Lynne White (908262) PLAN2015_64, Neil White (908268) PLAN2015_65, R J Smith (846555) PLAN2015_71, Mrs Elspeth Jane Smith (846556) PLAN2015_72, Karin Donaldson (908299) PLAN2015_67, Brian Henry Carr (908300) PLAN2015_68, Nicola Marie Carr (908301) PLAN2015_69, Patrick McInally (908343) PLAN2015_70, Rev Dr Ken Jeffrey (908539) PLAN2015_221, Janice Martin (910090) PLAN2015_306

The proposal at Cupar North is large, with the Development Plan proposing 1,400 homes for the Strategic Development Area. Given the anticipated build rates it is possible that some of these will be completed later in the plan period or beyond. This will be monitored annually via the constituent authority Housing Land Audit and regularly reviewed through the Local Development Plan Action Programme (Doc46).

The Proposed Plan has been informed by the TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) that was declared robust and credible by the Scottish Government's Centre for Housing Market Analysis in February 2014. It concluded a need and demand for 110 new homes per year for Cupar and North West Fife Housing Market Area. The majority of these homes would be focused in the principal settlements of Cupar and Newburgh. Again Cupar North has the potential to make a major contribution to meeting this need and demand. Therefore the proposal is neither out of date nor incorrect in its assumptions about housing need and demand. This contributes to meeting both current and anticipated future need and demand for new homes. This is also consistent with TAYplan's Proposed Plan Policy 1A: Principal Settlement Hierarchy and Policy 1B: Sequential Approach (Doc80).

TAYplan agree that build rates have fallen since the 'housing boom'. Reaching the build rates set out in the Proposed Plan will not happen overnight particularly as infrastructure requirements within Cupar, including the relief road, need to be satisfied. However, the annual Fife Housing Land Audit (2014) (Doc41) anticipated

that build rates will reach, and in some instances exceed, these levels in the 7 years following 2015. Infrastructure requirements are also being included as an integral part of the phasing programme and masterplan ensuring that the proper planning of the area is not jeopardised in the event of a further housing slowdown during the lifetime of the Strategic Development Plan.

Additionally, pages 69-86 of the TAYplan-wide Joint Housing Need and Demand Assessment (HNDA) (2013) (Doc97) provides a review of the current market in North Fife and pages 292-299 of Appendix 1 provides a review of Cupar and North West Fife Housing Market Area. The HNDA concluded an almost identical need and demand for new homes. The TAYplan Main Issues Report (2014) (Doc56) therefore consulted on the continuation of 110 homes per year. This was on the basis that this could already be delivered within the context of the strategy and elements of the existing plan which were not proposed to change. No evidence has been provided to refute this or to provide an evidenced alternative. Therefore TAYplan does not consider any change to be necessary.

Also see Schedule 4 Summary of Unresolved Issues for Issue 015 Annual Housing Supply Targets and Housing Land Requirements – Fife

J) Further Research Required

Mr Douglas Provan (538763) PLAN2015_147, Mr Ceri Williams (841675) PLAN2015_158, Mr Roderick Gauld (846335) PLAN2015_156, Mr Anthony Michael Davies (846494) PLAN2015_145, R J Smith (846555) PLAN2015_152, Mrs Elspeth Jane Smith (846556) PLAN2015_151, Sue Williams (908249) PLAN2015_157, Helen Gauld (908252) PLAN2015_155, Lynne White (908262) PLAN2015_154, Neil White (908268) PLAN2015_153, Mary Herd (908276) PLAN2015_150, Mark Herd (908281) PLAN2015_149, Carole Provan (908283) PLAN2015_148, Irene Lodge (908297) PLAN2015_146, Ian Copland (908298) PLAN2015_144, Karin Donaldson (908299) PLAN2015_143, Brian Henry Carr (908300) PLAN2015_142, Nicola Marie Carr (908301) PLAN2015_141, Rev Dr Ken Jeffrey (908539) PLAN2015_222, Hugh Toner (908597) PLAN2015_214, Lesley Toner (908598) PLAN2015_205, Janice Martin (910090) PLAN2015_304

TAYplan's Proposed Plan Policy 4 and associated TAYplan-wide Joint Housing Need and Demand Assessment (2013) (Doc97) highlights the continued need for Cupar Strategic Development Area to respond to the growth in housing figures for North Fife. Cupar North Strategic Development Area remains important to ensure that Fife attracts and retains its population in addition to securing environmental improvements and economic growth. During the remainder of 2015, developers will continue to progress community consultation and masterplanning in advance of a planning application.

Cupar North Strategic Development Area was developed out of the former Fife Structure Plan (2009) and has to date been subject to consultancy commissions, technical appraisals and regular community engagement as the Fife Council Local Development Plan has progressed. The Strategic Development Area has been developed through the preparation and publication of a Strategic Development Framework (2009) (011/Extract/2) supported by independent landscape appraisals. The discipline for further research will continue, where required through conditions set out in the planning applications decision note. Therefore TAYplan does not consider any change to be necessary.

K) Community Empowerment

Mr Ceri Williams (841675) PLAN2015_231, Janice Martin (910090) PLAN2015_307

There have been 10 separate and distinct stages of Fife Council engagement, consultation and involvement on Cupar North since 2005 in addition to separate and

simultaneous progression of FIFEplan (Doc79) and TAYplan's Strategic Development Plan. Further details are in the context at the beginning of the summary of responses.

Authority's response to supporting representations

OVERALL

Mr David Wardrop for Persimmon/Headon/VICO (540817) PLAN2015_455

TAYplan welcomes the support for Cupar North.

WHOLE POLICY

Dundee Civic Trust (845127) PLAN2015_281, Scottish Water (762198)

PLAN2015_268, NHS Tayside (908896) PLAN2015_324, Tactran (441235)

PLAN2015_361, sportscotland (905989) PLAN2015_8 and Colliers International for Scottish Enterprise (835481) PLAN2015_369

TAYplan welcomes support for Policy 3.

CONCLUSIONS

TAYplan considers that all of the issues raised do not warrant any change to the Proposed Strategic Development Plan (May, 2015) and propose that the elements dealt with in this Schedule 4 Summary of Unresolved Issues remain as written and unchanged. Any changes or alterations to Cupar North could fundamentally undermine the existing allocation in the Approved TAYplan (2012) (Doc16) and Proposed FIFEplan (2015) (Doc79). Any changes would also have major implications for the long term strategy and the amount invested in the development to date. TAYplan is satisfied that many of these issues are dealt with appropriately by the Policy as currently written or by supporting elements of Policies 1, 2, 4 and 5.

TAYplan and Fife Council remain committed to Cupar North Strategic Development Area. The Cupar North Development Partnership indicates that good progress is being made to deliver Cupar North. TAYplan consider that a number of the points raised are local issues and will be considered through design and planning application stages. TAYplan reiterate that Cupar North is an established strategic allocation having been contained within strategic planning documents since 2005 and is critical in ensuring Cupar and the surrounding area remains a key destination in Fife.

Reporter's conclusions:

DPEA use only

Reporter's recommendations:

DPEA use only